

2016 FEB 11 AM 9:17

The regular meeting of the Enfield Economic Development Commission was held on Wednesday, January 13, 2016 in the Enfield Room at Town Hall.

Members present: Kiran Majmudar, Chair, Rich Szewczak, Planning & Zoning Commission liaison; Sandra Sergeant, Ralph Cerrato, Carla DiLoreto, Gerald Fitzsimons, Revitalization liaison, Bill Lee, Town Council liaison

Absent members: Chris Casey, Vice Chair, Michele Carroll, and Martha McLeod
Staff included Peter Bryanton, Acting Assistant Town Manager of EEDC/Planning, Robin Zagorodny, and Barbra Galovich

The meeting was called to order at 8:03 am.

Peter Bryanton, Acting Assistant Town Manager introduced Robin Zagorodny to the Committee, and updated the group as to his new title and office location.

- A. Old Business – Guest speakers were Paul Russell of Enfield IT Dept and Scott Bradshaw from Sifi Network, Infrastructure Developer.
- Scott Bradshaw reviewed the background of the 30 Yr Fiber City Performance Projection Review Presentation that covered non-tax based business and how this service will benefit the town and the equipment would be ungraded, refreshed and maintained over a 30 year contractual period of \$250,000/yr commitment. He stated that the fiber is cheap and the labor to install is the expensive part. The project is funded, built and facilitated through the SiFi's and their partners or backers (Keybank, Nexlevel, Arcadis, Deloitte DLapiper, Black & Veatch, Alcatel-Lucent, to name a few). The Town will need to cover maintenance upon completion of the installation. All wireless services can join fiber optics infrastructure. Security is high priority and with multiple centers across the town. Mr. Bradshaw stated that the process starts with the State; they would be scheduling workshops for the town residents and business to discuss the operation. Sifi is expecting after completely built which would take about 1 yr, approx. (18% 1st yr, 27% 2nd yr, & 36% 3rd yr) of Enfield Population (residence and businesses) to participate in the fiber optics option program in the 3yr period in order to break even on investment expenses. Revenue coming in through profit share, a portion of the Gross profit will be given to the Town comes in from ISP carriers. Sifi would be looking to work with the Town Council and possible sub-committee for this type of project to move forward, followed by public referendum which allow SiFi the marketing to community as a reach out program. Would like to break ground this year, finishing initial project in 2 yrs. Scott Bradshaw was requesting a recommendation to the Town Council from EDC.
 - Bill Lee stated that the Town currently has an exclusive agreement with Cox.

- Scott Bradshaw stated that they could not guarantee that Cox would participate, but they would be approached to become a vendor. He also stated that at (Tier 1 – Cox, AT & T, Comcast are still want to wait & see before entering into an agreement, Tier 2 are interested but have no capital).
- Carla DiLoreto questioned service / provider change to residence. Scott Bradshaw stated that only the residence will see a provider change if their current provider is not listed as a fiber optic provider. If their current provider is listed as a carrier, then the resident would not know about the changes, except would have a better price and faster service because their service will be carried over their fiber optics line instead of the copper lines we currently are using. Customers can also stay with their current provider without changing to a fiber optic option.
- Richard S – Would the customer's equipment (router example) change? Initial cost for routers for the currently providers (Ting Fiber- Davenport Iowa example – does not charge), but he cannot say whether this equipment cost would be passed onto the customer.
- Other questions arose amongst the committee as to a clarification on funding, provider availability, process, time frame, routers as was presented.
- Kiran Majmudar, Chair asked Paul Russell, IT Dept, on our current spending. He Paul Stated we spend approximately \$500,000, 15 locations for Town Buildings per yr verses \$250,000/ yr for 30 yrs.
- Peter Bryanton, Acting Asst. Town Manager for EDC suggested that the process should be a recommendation to the Town Council if the Committee so chooses and that it should be in 2 phases; 1 closed in order to get the Town Council up to speed on the technical aspects of this type of infrastructure and 1 for the public
- Bill Lee spoke of attracting business and how this would and could impact Enfield in a positive way. As for Goal Setting this would give positive cash flow.
- Gerald Fitzsimons asked how wiring would be installed. Scott Bradshaw stated underground unless crossing State roads, then wires would run overhead due the lengthy, time consuming permitting processing through the State.
- Scott Bradshaw was looking for a response very quickly in order to get this in front of Town Council. His expectations were as follows: Q2 April 2016 - Referendum, Q3 September 2016- Start background paperwork, permits, engineering/building plans, etc, Q4 December – break ground, summer of 2017 completion. Now available for the residence and business of Enfield to access.
- Gerald Fitzsimons motions for a vote, Kiran Majmudar suggested discussion after. No vote taken.

A. Approval of Minutes from December 9, 2015. Motion made to approve minutes was made by Gerald Fitzsimons and Carla DiLoreto second motioned. All members approved. Vote: 6-0-0

B. New Business - none

C. Report of the Economic Development Director – Peter Bryanton

- Peter Bryanton handed an update from last month's information. Also he spoke of information he sent via electronic packets on TIF (Tax Increment Financing). Over the summer the State passed a new TIF law. Example: A business leaves and you have an empty building valued at 1M. A new user comes into Town and renovates the building and it is now valued at 2M. That 1M increase in value is the increment you can work with.
- Bill Lee explained that it often is used to help an organization and the community to make public improvements that are required to help generate a private investment. You can use that value to borrow against the increment to do infrastructure repairs instead of bonding the project to be spread around the taxpayer. It will only be able to be used in a TIF district. Talking about re-zoning T'ville, Scitico, and Village. Master plan for future TIF districts.
- Further conversation amongst committee members for a more clear understanding of the TIF process. Peter Bryanton stated Master Plan would have to be reviewed at a minimum every 10 yrs. We could review the Master Plan list of areas of interest as often as we deem fit.
- Peter Bryanton also handed a Sample Employee Transportation Survey for review. He thought we should talk to larger employers on the needs of their employees and commuting needs. Looking at what provision we could offer to these companies.
- Kiran Majmudar suggested a cover letter, and survey for raw data collection to be sent out to selected companies. Gerald Fitzsimons mentioned local service providers like Allie having their own transportation service might be an option to solicit their services.
- Peter Bryanton mentioned Magic Carpet for transportation if we receive funds from companies of interest as a subsidy.
- Gerald Fitzsimons subcommittee – identifying areas of interest– transportation, Wi-Fi aspect, looking at more in-depth areas and further investigation and report back for next meeting on this process. Kiran Majmudar mentioned Transportation – Si-Fi areas we have identified.

Gerald Fitzsimons mentioned Retail areas, Mall, industrial parks or development. A discussion on agenda to identify these. Kiran Majmudar mentioned a bullet list of ideas to look at to determine if they need more detail

Peter Bryanton mentioned 2016 ACC Economic Summit – roll out their Impact Study – study on how much a small community college impact on a community. He will be there to speak on Town's Role in what we are doing with the partnership with ACC. Kiran and Carla DiLoreto, Governor Malloy and Senator Kissell will be there. Kiran Majmudar wants Economic Development to stay in

front of those that attended. Peter Bryant mentioned the e-newsletter could be send out. Kiran Majmudar wanted it once a month or so.

1. Transit Center
 - Working with CT DOT on Rail Station designs / January 21st
 - Town developing Access Agreement on behalf of Eversource / State Reviewing
 - Finalized Brownfield Grant Agreement with State / Waiting for Access Agreement
2. Strand Theater
 - Complete Brownfield Grant agreement with State
 - Resolve ownership issues / Town to take property
3. Enfield High School Construction
 - Partial CO issued for E-wing / Project on schedule for 2016 completion
 - Renovations in underway in A-wing

D. Report of the Town Planner/ Boards & Commissions
Planning & Zoning:

- Goal Setting on going for the next few weeks
- Draft of Endorsement for Fiber Optic High Speed Broadband Service (not vendor specific) recommendation for review within 10 days to be submitted to Town Council
- Economic Development concept is under review (TIF, Telecommunication options, Transportation)
- CREC - Revised plans / Staffing review & Tour of facility

ERSC:

- Macy's leaving town – discussion on situation (Sprawl Repair-Blue Back Square / Buckland's Ring Structure)

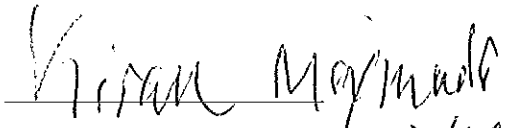
E. Town Council Liaison Report

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Kiran Majmudar motioned to adjourn meeting, Richard Szewczak seconded the motion. All in favor Vote: 6-0-0.

The meeting was adjourned at 9:40 am.

Respectfully submitted,


Kiran Majmudar, Chairman 2/10/16